

APPENDIX 2 PLANNED DEVELOPMENTS

The Planned Development District Ordinances listed in Article VI, Appendix 2, Numbered 1-220 (the "Existing Ordinances") are Ordinances previously adopted by the City Council. These Ordinances are affected by the amendments to Ordinance No. 84-02-03 set forth herein according to the following guidelines:

- a. Any allowable uses and/or development standards set forth in the Existing Ordinances that are established by reference to Ordinance No. 84-02-03 or any amendment thereto are amended, and those allowable uses and/or development standards shall be governed by the allowable uses and/or development standards established in this Ordinance for the applicable zoning district shown on the equivalency table set forth below.
- b. Any allowable uses and/or development standards set forth in the Existing Ordinances that are not established by reference to Ordinance No. 84-02-03 or any amendment thereto are not amended and shall be governed by the allowable uses and/or development standards set forth in the Existing Ordinance.
- c. Except as provided above, all other provisions of the Existing Ordinances are amended by this Ordinance, and to the extent amended, development shall be governed by the terms and conditions of this Ordinance.

For information purposes only, Article VI, Appendix 2 - Planned Developments lists the Ordinance Number, the date of adoption and the location and acreage of the Planned Development, if available. If the information is incorrect concerning Ordinance Number, date of adoption and the boundary and legal description in the Ordinance set forth below, then the Planned Development District Ordinance as adopted by the City Council shall be the controlling document for purposes of determining the Ordinance Number, the date of adoption and the boundary and legal description of the Planned Development and not the information listed below.

(See ordinances for individual Planned Developments)

PD-1 (85-12-01) Mixed Use for: residential, retail and commercial uses

1. **Location** - Northeast corner of Preston Road and County Road 23
2. **Acreage** - 317 Acres
3. **PD Districts** - SF-4, MF-1, MF-2, PH, NS, LR, and LC as defined in Ordinance 84-02-03.
4. **General** - Ordinance contains sketch of Districts but no legal descriptions.
5. **Regulations for Uses and Standards** - Equivalency Table and legal descriptions

PD-2 (89-11-02) Mixed Use for: residential, retail, office and commercial uses

1. **Location** - East side of Preston Road between County Roads 22 and 23, and west side of Preston Road south and west of County Road 23.
2. **Acreage** - 1489.92 Acres
3. **PD Districts** - Residential Village, Neighborhood Commercial Area and Business Center
4. **General** - Ordinance sets forth development standards and procedure for implementing the Planned Development District
5. **Regulations for Uses and Standards** - As set forth in Ordinance 89-11-02.

PD-3 (84-06-11) Mixed Use for: residential and non-residential

1. **Location** - Northeast corner of Preston Road and F.M. 720
2. **Acreage** - 1408.7 Acres
3. **PD Districts** - Residential Use and Commercial Use Districts
4. **General** - Ordinance contains a sketch showing 33 Planning Areas. These areas are linked and identified with one or the other of the two PD Districts by numbers. For Planning Areas designated as Residential, development may be in conformance with Ordinance 84-02-03 Districts R-1, R-2, R-3, R-4, R-5, D-1, D-2, T.H., P.H., MF-1 or MF-2. For Areas designated as Commercial, conformance shall be under Ordinance 84-02-03's Districts O, N.S., L.R., S.C., L.C., C.B., H.C., or L.I.
5. **Regulations for Uses and Standards** - PD Section 33, to establish planning areas by concept and description and equivalency table for uses and standards.

PD-4 (87-07-02) Residential Use

1. **Location** - County Road 22 west of F.M. 2478
2. **Acreage** - 62.2 Acres
3. **PD Districts** - PD-R-4 in two tracts
4. **General** - The Districts are governed by Development Standards made a part of Ordinance 87-07-02.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 87-07-02 for use and standards defined, and in addition other standards as may be applicable set forth under the SF-5 District of this Ordinance.

PD-5 (91-10-07, 05-04-29) Single-Family, Multi-Family and Retail Uses

1. **Location** - Southwest corner of County Road 22 and F.M. 2478
2. **Acreage** - 69.98 Acres
3. **PD Districts** - Single-Family, Multi-Family, and Commercial Center

4. **General** - Ordinance contains conceptual development plan illustrating Districts as defined by legal descriptions, and development and use standards.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 91-10-07 and 05-04-29.

PD-6 (85-12-10) Mixed Use for: residential and retail uses

1. **Location** - Southeast corner of County Road 22 and County Road 66 (Coit)
2. **Acreage** - 336.35 Acres
3. **PD Districts** - R-3, MF-2, LR, SC and school/park
4. **General** - Ordinance contains a sketch of the thirteen (13) Districts but no detailed development standards or legal description.
5. **Regulations for Uses and Standards** - As set forth by special density provisions in Ordinance 85-12-10 and the equivalency table for other uses and zoning standards.

PD-7 (84-08-07) Single-Family Use

1. **Location** - Northeast corner of County Road 66 and F.M. 720
2. **Acreage** - 72.6 Acres
3. **PD Districts** - Single Family (Tract 5)
4. **General** - Ordinance 84-08-07 sets forth a standard for an R-3 lot area and a density not to exceed 4.4 units per acre for Tract 5. District is described by legal description.
5. **Regulations for Uses and Standards** - As set forth in 84-08-07 for Tract 5 and the equivalency table for other standards.

PD-8 (84-08-07) Single-Family Use

1. **Location** - Northeast corner of County Road 66 and F.M. 720
2. **Acreage** - 57.2 Acres
3. **PD Districts** - Townhouse (T.H.), Patio Home (P.H.), and Duplex (D-1). Tract 4 District described by legal description.
4. **General** - Ordinance specifies a maximum density of 6.62 acres
5. **Regulations for Uses and Standards** - As set forth by Ordinance 84-08-07 for Tract 4 and equivalency table for other zoning standards.

PD-9 (90-08-03) Mixed Use for: residential and commercial uses

1. **Location** - South side of F.M. 720 between Hillcrest and Preston Roads
2. **Acreage** - 120.87 Acres
3. **PD Districts** - Single-Family, Multi-Family, and Commercial Center
4. **General** - Ordinance 90-08-03 has development standards and legal descriptions for each PD District. Ordinance 06-07-61 amended PD-9 by rezoning one tract from PD-9-MF to straight SF-5.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 90-08-03 and amended by Ord. 06-07-61.

PD-10 (89-10-04 and 92-07-14) Mixed Use for: residential and commercial uses

1. **Location** - South side of F.M. 720, east and west of Hillcrest
2. **Acreage** - 127.2 Acres
3. **PD Districts** - Single-Family
4. **General** - Ordinance 89-10-04 has development standards for an R-3 home on an R-4 lot. Ordinance 92-07-14 amended rear and side yards.
5. **Regulations for Uses and Standards** - As set forth by Ordinances 89-10-04 and 92-07-14 and the equivalency table for additional standards.

PD-11 (92-09-02) Residential use

1. **Location** - East side of Hillcrest south of F.M. 720
2. **Acreage** - 99.07 Acres
3. **PD Districts** - Single-Family
4. **General** - Ordinance 92-09-02 provides for development standards for several varied single-family areas.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 92-09-02 and the equivalency table for other standards.

PD-12 (93-06-03, 07-11-60) Mixed Use for: residential and retail

1. **Location** - Northeast corner of Rolater Road and Hillcrest
2. **Acreage** - 116 Acres
3. **PD Districts** - Single-Family (92.3 Ac.), Two Family (11.33 ac.), Multi-Family (10.5 Ac.) and Business Center - Tract A-1 (5.6 Ac.) and Tract A-2 (9.9 Ac.)
4. **General** - Ordinance 93-06-03 amends 91-07-01
5. **Regulations for Uses and Standards** - As set forth in Ordinance 93-06-03 and the equivalency table.

PD-13 (83-08-01) Mixed Use for: residential and retail uses

1. **Location** - West side of County Road 66 (Coit), south of F.M. 720
2. **Acreage** - 79.4 Acres
3. **PD Districts** - Retail (R), Light Commercial (LC), Multi-family (MF-1), PD for Residential and/or Duplex (PD), and Single-Family (SF-2) and (SF-3)
4. **General** - Ordinance 83-08-01 identifies eight (8) tracts by description of use and acreage. Ordinance does not have a concept plan or legal description for each of the eight tracts.
5. **Regulations for Uses and Standards** - PD Section 33 to establish concept and description for tracts and the equivalency table for uses and standards.

PD-14 (88-01-02) Mixed Use for: residential, office, and commercial

1. **Location** - East side of County Road 66 (Coit), south of F.M. 720
2. **Acreage** - 123.84 Acres
3. **PD Districts** - Nine (9) tracts are identified and defined in Ordinance 88-01-02 and on a conceptual development plan for: R-4, MF-1, O, and LC.
4. **General** - Specific Districts are not described by a legal description but are defined on the development plan. Zoning standards are set forth in 88-01-02 for the "O" District and Single-Family R-4 District.
5. **Regulations for Uses and Standards** - Zoning and Development Standards set forth in Ordinance 88-01-02 and supplemented by the equivalency table.

PD-15 (85-01-11) Medical, village shopping, garden office, retirement village and multi-family

1. **Location** - South side of F.M. 720 between County Roads 12 and 66.
2. **Acreage** - 79.23 acres
3. **PD Districts** - Medical facilities, shopping, office, special care, retirement and multi-family
4. **General** - This PD is divided into 8 areas; the Ordinance does not have attached a concept plan to identify these areas nor any legal descriptions for the tracts.
5. **Regulations for Uses and Standards** - PD Section 33 to re-establish uses, boundaries and standards.

PD-16 (323) Mixed use for residential and retail uses

1. **Location** - Southwest corner of F.M. 720 and F.M. 2478
2. **Acreage** - 489.66 Acres
3. **PD Districts** - Districts identified in Ordinance 323 are Shopping Center (SC), Multi-Family Residence (MF-1), and Single-Family (SF-2M)
4. **General** - This ordinance sets forth zoning for shopping center, multi-family and single-family residences as per an Exhibit which is not attached to ordinance. The ordinance does not contain a legal description for use areas nor a concept plan.
5. **Regulations for Uses and Standards** - PD Section 33 to re-establish uses, boundaries, and standards.

PD-17 (86-12-03) Uses for office, shopping center, and commercial

1. **Location** - West side of F.M. 2478 between S.H. 121 and F.M. 720
2. **Acreage** - 166.29 Acres
3. **PD Districts** - Five (5) Districts are identified on a zoning plan: Office, O; Shopping Center, SC; Light Commercial, LC; and Flood Plain, F.
4. **General** - Tracts are not described by legal descriptions, only identified on the zoning plan.
5. **Regulations for Uses and Standards** - Equivalency table for uses and standards, and legal description of tracts.

PD-18 (84-08-05) Light Commercial

1. **Location** - S.H. 121 split by Independence (C.R. 12)
2. **Acreage** - 19.4 Acres
3. **PD Districts** - Ordinance 84-08-05 defines by legal descriptions and a zoning exhibit five (5) light commercial tracts.
4. **General** - Zoning exhibit shows the frontage of each of the five tracts reserved for widening S.H. 121 a depth of 225 feet from the highway centerline.
5. **Regulations for Uses and Standards** - Equivalency Table, in addition to reservation set forth by 84-08-05.

PD-19 (91-09-13 and 92-03-02) Single Family, Commercial, and Golf course

1. **Location** - Bounded by Hillcrest, County Road 20, Coit and Hebron Roads
2. **Acreage** - 745.1 Acres
3. **PD Districts** - See ordinances
4. **General** - Ordinances and exhibits set forth standards and legal description of Districts. Ordinance 91-09-13 and 92-03-02 amended portions of Ordinances 86-10-04, 87-06-01 and 88-01-03. Presently as amended these PDs are for residential, commercial, and golf course uses.
5. **Regulations for Uses and Standards** - As set forth in original and amending ordinances

PD-20 (90-06-06) Collin County Community College

1. **Location** - Southwest corner of Hillcrest and County Road 20
2. **Acreage** - 111.63 Acres
3. **PD Districts** - Community College
4. **General** - Ordinance 90-06-06 contains description of uses and development requirements, a development plan, zoning exhibit and legal description.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 90-06-06.

PD-21 (06-02-08) Mixed

1. **Location** - East side of Preston Road and north of County Road 20
2. **Acreage** - 140.9 Acres
3. **PD Districts** - Uses and development standards set forth Districts and Standards for: a tract for a single-family use, two tracts for multi-family use, and two tracts for retail and commercial use and defined as business center districts.
4. **General** - Each PD District tract is defined by a legal description and identified on the conceptual development plan.
5. **Regulations for Uses and Standards** - As set forth in Ordinances 90-06-05, #06-02-08, and applicable sections of this Zoning Ordinance for other requirements.

PD-22 (92-12-06) Single-Family

1. **Location** - Southeast corner of Lebanon and Hillcrest
2. **Acreage** - 122.4 Acres
3. **PD Districts** - Two tracts for single-family use
4. **General** - Development standards are set forth in 92-12-06 for each tract. The Ordinance contains a concept plan and legal descriptions.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 92-12-06.

PD-23 (87-01-05) Commercial

1. **Location** - Northwest corner of S.H. 121 and Hillcrest
2. **Acreage** - 58.6 Acres
3. **PD Districts** - One District is defined by this PD as Business Center. Uses set forth provide a range for commercial, retail and office type facilities.
4. **General** - The District is shown by a conceptual development plan and is defined by a legal description.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 87-01-05

PD-24 (276) Mobile Home Park - Preston North Estates

1. **Location** - Lebanon Road west of Preston Road
2. **Acreage** - 53.36 Acres
3. **PD Districts** - None
4. **General** - Ordinance 276 describes mobile homes to be used for single-family dwellings when said mobile homes comply with restrictions and covenants of Preston North Estates and the SF-4F District of Ordinance 196.
5. **Regulations for Uses and Standards** - Conditions set forth in Ordinance 276 and applicable sections of this Ordinance for standards for mobile home use.

PD-25 (88-03-05, 89-03-01, 98-04-21, 99-06-21, 02-09-102, 03-09-81, 04-02-08, 05-08-66, 07-06-25) Business Center & Multifamily

1. **Location** - Northwest corner of S.H. 121 and Preston Road
2. **Acreage** - 657.847 Acres
3. **PD Districts** - Business Center and Multifamily-2
4. **General** - Ordinance 88-03-05 contains sections for the listing of uses for Business Center and zoning standards for development. Standards were updated with the issuance of ordinance nos. 89-03-01 and 02-09-102. Ordinance 98-04-21 contains sections for the listing of uses for Multifamily-2

and zoning standards for development. Standards were updated with the issuance of ordinance nos. 99-06-21, 03-09-81, and 04-02-08. Ordinance 05-08-66 regards development standards for an evening graduate school and shared parking. Ordinance 06-07-82 created a new planned development (PD-196) on land at the southwest corner of Warren & Parkwood, previously under PD-25.

5. **Regulations for Uses and Standards** - Uses and standards as set forth by the ordinances listed above and applicable sections of this Zoning Ordinance for other requirements.

PD-26 (89-03-01) Mixed use for: office, commercial and retail uses

1. **Location** - Fifth Street, 2000± feet north of S.H. 121
2. **Acreage** - 17.76 acres
3. **PD Districts** - One district - Business Center - is identified for this District
4. **General** - Ordinance 88-03-01 contains Sections for the listing of uses for this District and zoning standards for development.
5. **Regulations for Uses and Standards** - Uses and standards as set forth by Ordinance 88-03-01 and applicable sections of this Zoning Ordinance for other requirements.

PD-27 (88-11-02) Mixed use for: office, commercial and retail uses

1. **Location** - West side of Fifth Street north of S.H. 121
2. **Acreage** - 215.13 Acres
3. **PD Districts** - One district - Business Center - is identified for this District
4. **General** - Ordinance 88-11-02 sets forth Sections for general description, permitted uses, and development requirements for this District.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 88-11-02 and applicable Sections of this Zoning Ordinance for other requirements.

PD-28 (83-05-02) Retail and multi-family uses

1. **Location** - East side of Fifth Street, 6,000± feet north of S.H. 121
2. **Acreage** - 26.26 Acres
3. **PD Districts** - Two Districts, Shopping Center (SC) and Multi-Family Residence District-1 (MF-1), are identified by this ordinance.
4. **General** - Neither a concept plan nor legal description for either tract or the District accompanies this ordinance, 83-05-02.
5. **Regulations for Uses and Standards** - Equivalency table and standards for Retail and MF-1 Districts.

PD-29 (88-05-02) Mixed use for: office, commercial and retail uses

1. **Location** - West side of Fifth Street, 6,000± feet north of S.H. 121
2. **Acreage** - 100.37 Acres
3. **PD Districts** - One district - Business Center - is identified for this District
4. **General** - Ordinance 88-05-02 sets forth Sections for general description, permitted uses, and development requirements for this District.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 88-05-02 and applicable Sections of this Zoning Ordinance for other requirements.

PD-30 (88-10-04) Mixed use for: office, commercial and retail uses

1. **Location** - Southwest corner of Fifth Street and County Road 1

2. **Acreage** - 387.36 Acres
3. **PD Districts** - One district - Business Center - is identified for this District
4. **General** - Ordinance 88-10-04 sets forth Sections for general description, permitted uses, and development requirements for this District.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 88-10-04 and applicable Sections of this Zoning Ordinance for other requirements.

PD-31 (86-05-04) Mixed use for: commercial, garden office, and retail use

1. **Location** - S.H. 121 west of Fifth Street
2. **Acreage** - 146.6 Acres
3. **PD Districts** - Districts defined for this Planned Development are: Commercial/Office, Commercial Center, Business Center, and Garden Office
4. **General** - Ordinance 86-05-04 sets forth Sections for each of the above Districts and provides a definition, permitted uses, and zoning standards for development for each of the Districts.
6. **Regulations for Uses and Standards** - Ordinance 86-05-04 and applicable sections of this Zoning Ordinance.

PD-32 (90-06-07) Stone Briar - Residential, Office, Retail and Commercial

1. **Location** - S.H. 121 and Legacy
2. **Acreage** - 836.42 Acres
3. **PD Districts** - Planned Development ordinance defines Districts for residential village, townhome, patio home, shopping center, garden office, light commercial, business park, business center and commercial center.
4. **General** - Each District is identified on a conceptual development plan/zoning exhibit and by a legal description. Separate use standards and zoning development standards are contained in the PD Ordinance
5. **Regulations for Uses and Standards** - As set forth by Ordinance 90-06-07 and applicable sections of this Zoning Ordinance for other requirements.

PD-33 (89-09-01, 08-07-59) Office, Retail, Commercial, and Multi-Family

1. **Location** - East of the St. Louis San Francisco Railroad and south of future Lebanon Road.
2. **Acreage** - 241.95 Acres
3. **PD Districts** - Single district for office, retail, commercial and multi-family uses.
4. **General** - Property described in this Ordinance (89-09-01) was removed from 85-01-02 (PD33). Uses and standards are set forth in 89-09-01.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 89-09-01 with applicable standards in this Ordinance.

PD-34 (85-01-12) Residential, office, retail, light commercial, and light industrial use

1. **Location** - East of F.M. 423 and South of F.M. 720
2. **Acreage** - 985.89 Acres
3. **PD Districts** - Districts identified in this ordinance are Single-Family (R4 w/R3 house) and (R3); Patio Home (PH); Townhome (TH); Multi-Family District 2 (MF-2); Shopping Center (SC); Office (O); Light Commercial (LC); Light Industrial (LI); and a School Site.
4. **General** - Ordinance 85-01-12 contains the above identified tracts and their acreage keyed to a land use map which shows each tract. There are no zoning standards or descriptions for the separate tracts.

5. **Regulations for Uses and Standards** - Standards set forth in Ordinance 85-01-12 and the equivalency table.

PD-35 (93-05-11) Residential and commercial

1. **Location** - Post Oaks (Hills of Frisco), west side and east side of South Fifth Street
2. **Acreage** - 1,053.10 Acres
3. **PD Districts** - Single Family; Multi-Family District and Commercial
4. **General** - Amended Ordinance 85-11-05
5. **Regulations for Uses and Standards** - As set forth in Ordinance 93-05-11, equivalency table, and standards of this Ordinance, as may be applicable.

PD-36 (05-12-101) Mixed

1. **Location** - Northwest corner of Stonebrook Parkway and Woodstream
2. **Acreage** - 86.8 Acres
3. **PD Districts** - Single-Family residential, R3/R4 (53.15 Ac.); Multi-Family 2, MF-2 (14.0±Ac.); Local Retail, LR(2.87 Ac.); Office-1 (16.8±Ac.).
4. **General** - Amends Ordinances 91-07, 83-12-03, and 93-05-06.
5. **Regulations for Uses and Standards** - As set forth in Ordinances 93-05-06 and 05-12-101, with sections of this Ordinance as applicable.

PD-37 (92-10-04) Residential and retail use

1. **Location** - West side of Hillcrest, either side of Rolater
2. **Acreage** - 116.92 Acres
3. **PD Districts** - Two tracts for single-family and two tracts for retail uses
4. **General** - Ordinance 92-10-04 contains a concept plan/zoning exhibit, legal description of tracts with use and development standards.
5. **Regulations for Uses and Standards** - As set forth in Ordinance 92-10-04 with sections of this Ordinance as applicable.

PD-38 (04-08-66, 05-08-67.1) Residential and retail use

1. **Location** - Two tracts: one, east of Hillcrest between Rolater and County Road 20, and the other, west of Hillcrest north of Preston Vineyards
2. **Acreage** - See exhibits and descriptions
3. **PD Districts** - Ordinance 84-09-07 establishes tracts for retail, multi-family, duplex, and single-family. Ordinance 04-08-66 establishes tract for townhome use. Ordinance 05-08-67 establishes tract for Patio Home use.
4. **General** - Ordinance 84-09-07 has a concept plan and legal descriptions for all the identified tracts, some of which have been rezoned. Tracts under this PD are 1, 2, 4, 12, 13, 14, 15, and 16. Ordinance 04-08-66 amends 84-09-07. 05-08-67 amends 04-08-66.
5. **Regulations for Uses and Standards** - As set forth in Ordinances 84-09-07, 04-08-66, 05-08-67 and the equivalency table and standards applicable within this ordinance.

PD-39 (337) This Ordinance contains 641 acres and was zoned in June 1973 "as a Planned Development as per attached plats." Plats do not accompany the Ordinance and there are no legal descriptions other than the five (5) tract boundaries, each from different surveys, which comprise the total PD. Further, these

descriptions each reference deeds and ownership transactions that will require detailed research to determine the boundary for this PD.

1. **Location** - West of North County Road
2. **Acreage** - 641 Acres
3. **PD Districts** - None Specified
4. **General** - No details are available in Ordinance 337 to define this PD; however, the perceived location is shown on the zoning map.
5. **Regulations for Uses and Standards** – None Specified

PD-40 (00-06-16) Office-2, Commercial-1, Commercial-2, Retail & Industrial

1. **Location** - Southwest corner of proposed Legacy and F.M. 720
2. **Acreage** - 343.44 Acres
3. **PD Districts** – Office-2, Commercial-1, Commercial-2, Retail & Industrial
4. **General** - The Ordinance amends 85-12-07.
5. **Regulations for Uses and Standards** - Ordinance 00-06-16 and applicable Sections of this Ordinance.

PD-41 (85-07-02) Residential and Industrial Uses

1. **Location** - South side F.M. 720 (west)
2. **Acreage** - 371.79 Acres
3. **PD Districts** - Single Family 3 (R-3); and Light Industrial (LI)
4. **General** - Ordinance 85-07-02 defines the above uses by acreage but a legal description is not accompanying the document for each District. The Single-Family use is referred to as an R-3 house on an R-4 lot.
5. **Regulations for Uses and Standards** - Ordinance 85-07-02 for acreage of Districts that are to be defined by a legal description and residential requirements, and use of the equivalency table for other applicable standards.

PD-42 (387) This 78.2 acre tract was zoned as a PD in October 1975. Use was defined by an attached plat, which does not accompany this Ordinance; therefore, use and conditions will have to be redefined by the appropriate process.

1. **Location** - South side of S.H. 380 and west of S.H. 287
2. **Acreage** - 78.2 acres
3. **PD Districts** - Uses not defined
4. **General** - Ordinance 387 does not have legal descriptions for tracts nor uses defined.
5. **Regulations for Uses and Standards** - Section 33, Planned Development, to establish the uses and standards for development of this tract.

PD-43 (82-10-01 and 85-12-06) Mixed Use

1. **Location** - Southeast corner of Preston Road and County Road 22
2. **Acreage** - 338.98 Acres (82-10-01)
3. **PD Districts** - Districts defined in both ordinances include residential, retail, and commercial district.
4. **General** - Ordinance 82-10-01 defined uses and described by legal description eight (8) districts. Ordinance 85-12-06 rezoned certain tracts, which are not described or exhibited with this Ordinance 85-12-06 for an area of 60.6 acres.
5. **Regulations for Uses and Standards** - A conceptual plan will be needed to define boundaries of tracts for the districts set forth by each ordinance, as well

as a legal description for these tracts. Zoning standards using the equivalency table will define district use and development requirements as set forth in this Ordinance.

PD-44 (91-06-01, 84-03-03) Preston Manor Phases III & IV

1. **Location** - Residential subdivision west of Preston Road and north of Preston Trace
2. **Acreage** - 16.6 Acres
3. **PD Districts** - Single-family residential
4. **General** - Ordinances 84-03-03 and 91-06-02 define standards for residential development.
5. **Regulations for Uses and Standards** - As set forth by Ordinances 84-03-03 and 91-06-02 and standards of this Ordinance as may be applicable.

PD-45 (406) Preston Manor

1. **Location** - Residential subdivision west of Preston Road and north of Preston Tract
2. **Acreage** - 34.7 Acres
3. **PD Districts** - Single-family, multi-family, shopping center and park
4. **General** - Ordinance 406 describes the 34.7 acre tract and identifies the above four districts, since defined by a subdivision plat.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 406 and the equivalency table and standards of this Ordinance as may be applicable.

PD-46 (83-10-01) Multi-family and light industrial uses

1. **Location** - Hickory Street east of Fifth Street
2. **Acreage** - 26.94 Acres
3. **PD Districts** - Multi-family and light industrial districts
4. **General** - Ordinance 83-10-01 identifies the two separate use tracts by acreage; 19.95 acres for multi-family and 6.98 acres for industry; however, the tracts are not legally defined nor is there a concept plan or other type of sketch accompanying the Ordinance to indicate location of each district within the 26.9 acres.
5. **Regulations for Uses and Standards** - Equivalency table for standards and submission of plan to identify each tract.

PD-47 (92-12-01) Single-Family

1. **Location** - West side of King's Ridge Road
2. **Acreage** - 20.66 Acres
3. **PD Districts** - Single-family
4. **General** - Ordinance 92-12-01 permits minimums for an R4 lot (6000 S.F.) with a dwelling of 1,250 square feet with other standards of the R-4 District as outlined in Article 8-104a of Ordinance 84-02-03.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 92-12-01

PD-48 (93-01-04) Single-Family

1. **Location** - King's Ridge Addition
2. **Acreage** - 26 single-family lots
3. **PD Districts** - Single-family

4. **General** - Ordinance 93-01-04 sets forth standards for development standards
5. **Regulations for Uses and Standards** - As set forth by Ordinance 93-01-04.

PD-49 (93-01-03) Single-Family

1. **Location** - King's Ridge Addition, Phase I
2. **Acreage** - 10 single-family lots
3. **PD Districts** - Single-family
4. **General** - Ordinance 93-01-03 identifies residential lots and Section 1 places all lots in the R-4 District of Zoning Ordinance 84-02-03.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 93-01-03.

PD-50 (87-03-01 and 86-03-03) Single-Family

1. **Location** - Preston Vineyards
2. **Acreage** - 74.0 and 60.2 Acres under Ordinance 87-03-01 and 38.8 Acres under 86-03-03
3. **PD Districts** - Patio home
4. **General** - Ordinance 87-03-01 defines the planned development district by plan and legal description and contains development standards.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 87-03-01 and equivalency table for Ordinance 86-03-03.

PD-51 (83-07-02) Multi-Family

1. **Location** - South side of Hickory west of Preston Road
2. **Acreage** - 13.12 Acres
3. **PD Districts** - Multi-family - 2
4. **General** - The 13.12 acres is defined on Exhibit "A" of Ordinance 83-07-02 as multi-family, tract 5, and is further described in Section 1 of this Ordinance for permitted use of multi-family with variance for cluster homes.
5. **Regulations for Uses and Standards** - As set forth by Ordinance 83-07-02 with applicable standards in this Ordinance.

PD-52 (86-03-05) Mixed Use

1. **Location** - South S.H. 380 and west of F.M. 423
2. **Acreage** - 225.8 Acres
3. **PD Districts** - Local retail, townhome and light industry
4. **General** - Ordinance 86-03-05 identifies by acreage and use the six tracts and contains a zoning plan for location of these tracts, as well as legal descriptions.
5. **Regulations for Uses and Standards** - Ordinance 86-03-05 and equivalency table and standards in the Ordinance as may be applicable.

PD-53 (84-11-08) Single-Family and Commercial

1. **Location** - East side of F.M. 423 south of S.H. 380
2. **Acreage** - Tract 13 (99.6 Ac.)
3. **PD Districts** - Tract 13, Single-family and multi-family - 2
4. **General** - Ordinance 84-11-08 sets forth fifteen separate tracts. Tract 13 is for single-family with a minimum lot of 6,000 square feet and a dwelling of 1,250 square feet.

5. **Regulations for Uses and Standards** - As set forth in Ordinance 84-11-08 for tract 13 and the equivalency table and standards of this Ordinance as may be applicable.

PD-54 (83-02-05) King's Ridge

1. **Location** - West of Hillcrest Road
2. **Acreage** - 126.95 Acres
3. **PD Districts** - Single-family, two-family and multi-family
4. **General** - Contains a concept plan and description of three Districts
5. **Regulations for Uses and Standards** - Ordinance 83-02-05 for use and acreage and the equivalency table for standards and regulations. 05-04-30 rezones 8.8± acres from PD-54-MF-2 to SF-5.

PD-55 (83-12-03) Multi-Family

1. **Location** - Either side of Stonebrook and west of Preston Road
2. **Acreage** - --
3. **PD Districts** - Multi-Family
4. **General** - Ordinance 83-12-03 contains several tracts, some of which are developed, rezoned in other planned development districts (35 and 36) or in this Zoning Ordinance adoption have been designated a zoning category comparable to that defined for them in 82-12-03; with the exception of the three MF-2 tracts. These are set forth herein as PD 55.
5. **Regulations for Uses and Standards** - Density as set forth in 83-12-03 in the zoning exhibit chart and the equivalency table and other requirements of this Ordinance for MF-2 uses.

PD-56 (93-07-06) Single Family

1. **Location** - Northeast corner of Ohio Drive and County Road 1
2. **Acreage** - 63.53 Acres
3. **PD Districts** - Single Family
4. **General** - Amended Ordinances 85-10-03 and 84-05-01
5. **Regulations for Uses and Standards** - Six-foot interior side yards, 15-foot corner side yard, 1,400 square feet dwelling unit, 7,000 square feet minimum lot area, and as set forth in Ordinance 93-07-06 and the equivalency table and standards of this Ordinance as may be applicable.

PD-57 (93-07-07) Single family, duplex, and townhomes

1. **Location** - Hickory Street, west of Preston (Hickory Street Village)
2. **Acreage** - 11.3060 acres
3. **PD Districts** - Single family, duplex, and townhomes
4. **General** - Amended Ordinance 83-07-02
5. **Regulations for Uses and Standards** - Permitted uses include Single family, duplex, and townhome. Internal streets must be repaired prior to 07/94 with a final inspection by the City Engineer.

PD-58 (93-08-09) Single Family

1. **Location** - Stonebrook Parkway, west of Preston (Stonebrook Estates)
2. **Acreage** - 23.132 acres
3. **PD District** - Single family
4. **General** - Amended portion of Ordinance 83-12-03

5. **Regulations for Uses and Standards** - Standards are those outlined for the SF-5 District with the exception of the dwelling unit size, which must be 1,400 square feet.

PD-59 (93-10-03) Mixed Use

1. **Location** - West of 5th Street, north of SH 121
2. **Acreage** - 215.13 acres
3. **PD District** - Commercial/Office (Tract A), Commercial (Tract B), and Single Family (Tract C)
4. **General** - Amended ordinance 88-11-02
5. **Regulations for Uses and Standards** - As set forth by Ordinance 93-10-03 and applicable sections of this Zoning Ordinance for other requirements.

PD-60 (93-11-02) Single family

1. **Location** - Preston Gables Phase III, west of Kings Ridge Road
2. **Acreage** - 22.83 acres
3. **PD District** - Single family
4. **General** - Amended ordinance #90-08-03
5. **Regulations for Uses and Standards** - Lots 1-22 as labeled on Exhibit "B" of the Ordinance have an SF-5 designation while the remainder of the district has 6,000 s.f. lots, 25' front yards, and side yards of 6' (corner lots have 15' side yards).

PD-61 (95-03-16) Commercial

1. **Location** – F.M. 720, west of Hillcrest Road
2. **Acreage** – 3.515 acres
3. **PD District** – Commercial
4. **General** – Amended ordinance 93-07-11
5. **Regulations for Uses and Standards** – C-1 uses with additional use of electronics manufacture.

PD-62 (95-10-21) Mixed Use

1. **Location** – West side of Legacy Drive at Town and Country Blvd.
2. **Acreage** – 244.307 acres
3. **PD District** – Single Family, Multi Family, Office, Hotel, Retail, and Commercial
4. **General**- Amended Ordinance #93-07-11, amended by Ordinances #97-05-19, 99-11-17, 00-01-05, 00-01-09, and 00-06-19 (PD-139).

PD-63 (95-12-17) Single Family

1. **Location** – West of Hillcrest Road, South of Lebanon Road
2. **Acreage** - 121.51 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – Tract 1- SF-5 building standards; Tracts 2-SF-4 building standards; Tract 3, SF-5 building standards.

PD-64 (96-05-08) Patio Home

1. **Location** – South of Hickory, East of Rimrock

2. **Acreage** – 23.297 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinance 93-07-11
5. **Regulations for Uses and Standards** – The tract may be developed under the regulations of the Patio Home district as outlined in Ordinance #93-07-11 as it currently exists or may be amended, subject to the conditions in Ordinance #96-05-08.

PD-65 (01-10-77) Neighborhood Services

1. **Location** – South of Lebanon Road, East of Hillcrest Road
2. **Acreage** – 3.8489 acres
3. **PD District** – Neighborhood Services
4. **General** – Amended Ordinance #00-11-01 and repealed Ordinance #96-12-11
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-10-77 and applicable sections of this Zoning Ordinance for other requirements.

PD-66 (97-04-15) Neighborhood Services

1. **Location** – Southeast of Kings Ridge Road and Camelot Drive
2. **Acreage** – 3.0 acres
3. **PD District** - The tract shall be developed under the regulations of the Neighborhood Services District as it currently exists or may be amended, subject to the following additional conditions: Maximum gross leasable floor area shall not exceed 18,000 square feet.

PD-67 (95-11-07 repealed) Commercial

1. **Location** – North of State High 121, East of Independence Parkway
2. **Acreage** – 24.2 acres
3. **PD District**- Commercial
4. **General** - Amended Ordinance #93-07-11 and Ordinance #84-08-05
5. **Regulations for Uses and Standards** – The tract may be developed under the regulations of the Commercial-2 (C-2) district subject to conditions.

PD-68 (97-01-01) Residential Estates

1. **Location** – North County Road at Bookout Court
2. **Acreage** – 7.24 acres
3. **PD District** – Residential Estates
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – This tract shall be developed under the regulations of the Residential Estates district, subject to the following additional condition: The Minimum lot width shall of 26 feet.

PD-69 (97-05-16) Commercial –1

1. **Location** – Southeast Corner of the Dallas North Tollway and Lebanon Road
2. **Acreage** – 149.466 acres
3. **PD District** – Commercial –1
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – This tract shall be developed under the regulations of the C-1 district, with additional conditionals.

PD-70 (97-05-20) Single Family

1. **Location** – Between Hillcrest and Lebanon at Ohio.

2. **Acreage** - 206.8777
3. **PD District** – Single Family
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #93-07-11 and applicable sections of this zoning Ordinance for other requirements.

PD-71 (99-01-43) Single Family

1. **Location** – Northeast of North County Road and Fisher Road
2. **Acreage** - 19.4 acres
3. **PD District**- Single Family
4. **General**- Amended Ordinance #93-07-11, Amended by Ordinance #00-05-15
5. **Regulations for Uses and Standards** – As set fourth by Ordinance #99-01-43 and applicable sections of this Zoning Ordinance for other requirements.

PD-72 (99-03-04) Patio Home

1. **Location** – East of Hillcrest, South of F.M. 720
2. **Acreage** – 9.56 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinance #93-07-11, Repealing Ordinances #97-06-10 and #98-10-04
5. **Regulations for Uses and Standards** - May be developed under the regulations of the Patio Home district as it currently exists, or may be amended under certain conditions.

PD-73 (97-07-02) Multi-family

1. **Location** – North of Lebanon Road, East of Coit Road
2. **Acreage** – 23.1 acres
3. **PD District** – Multi-family
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – This tract shall be developed under the regulations of the MF-1 district, and also may be amended subjected to 1) Minimum rear yard of twenty-five (25) feet, and 2) Development must be in conformance with the approved Concept Plan.

PD-74 (98-12-01) Mixed Use

1. **Location** – South of Lebanon, East of Legacy
2. **Acreage** – 205.277 acres
3. **PD Districts** – Patio Home (Tract A), Single Family-4 (Tract B), Single Family-5 (Tracts C, D, & E)
4. **General**- Amended Ordinance #93-07-11 and Ordinance #92-03-02
5. **Regulations for Uses and Standards** – As set fourth by Ordinance #98-12-01 and applicable sections of this Zoning Ordinance for other requirements.

PD-75 (97-04-23) Mixed Use

1. **Location**- East of F.M. 423, South of F.M. 2934 (Eldorado Parkway)
2. **Acreage** – 804 acres
3. **PD Districts** – Single Family-4 (Tract 1), Retail (Tract 2), Commercial-1(Tract 3), Single Family-5 (Tract 4), Single Family-3 (Tract5), Patio Home (Tract 6), Single Family-4 (Tract 7), Single Family – 5 (Tract 8), Patio Home (Tract 9).
4. **General** – Amended Ordinance #93-07-11. Amended by Ordinances #97-08-11, #97-12-05, and #00-09-35

5. **Regulations for Uses and Standards** – As set forth by Ordinance #97-04-23 and applicable sections of this Zoning Ordinance for other requirements.

PD-76 (04-09-70) Residential and Commercial

1. **Location** – South of Lebanon Road, North of State Highway 121
2. **Acreage** – 69 acres
3. **PD Districts**- Single Family-4 (Tract A), Single Family-5 (Tract B) and as set forth by Ordinance #96-09-08 and applicable sections of this Zoning Ordinance for other requirements.
4. **General**- Amended Ordinances #93-07-11 and #96-09-08.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #04-09-70 and applicable sections of this Zoning Ordinance for other requirements.

PD-77 (97-10-05) Commercial-1

1. **Location** – Southeast corner of the Dallas North Tollway and Lebanon Road
2. **Acreage** – 42 acres
3. **PD District** – Commercial-1
4. **General** – Amended Ordinance #93-07-11. Amended by Ordinance #99-09-06
5. **Regulations for Uses and Standards** – As set forth by Ordinance #97-10-05 and applicable sections of this Zoning Ordinance for other requirements.

PD-78 (03-06-50) Multi-Family-1

1. **Location** - Parkwood at Wade Blvd. (Chapel Creek)
2. **Acreage** – 39.1439
3. **PD District** – Multi-Family-1
4. **General** – Amended Ordinance #00-11-01, Repealed Ordinances #97-10-05, #98-04-07, #99-09-07, and #00-09-15
5. **Regulations for Uses and Standards**- As set forth by Ordinance #03-06-50 and applicable sections of this Zoning Ordinance for other requirements.

PD-79 (03-06-51) Mixed Use

1. **Location** – Parkwood at Wade Blvd. (Chapel Creek)
2. **Acreage** – 194.7618 acres
3. **PD Districts** – Single Family-3, Single Family-4, Single Family-5, and Patio Home
4. **General** – Amended Ordinance #00-11-01. Repealed Ordinances #97-10-09, #98-04-19, #98-07-12, 99-09-08, And #00-09-14
5. **Regulations for Uses and Standards**- As set forth by Ordinance #03-06-51 and applicable sections of this Zoning Ordinance for other requirements.

PD-80 (97-11-15) Mixed Use

1. **Location**- South of Lebanon Road, West of the Burlington Northern Railroad
2. **Acreage**- 210.161
3. **PD District**- Patio Home (Tract A), Single Family-5 (Tract B), and Neighborhood Services (Tract C)
4. **General**- Amended Ordinances #93-07-11 and #85-01-02. Amended by Ordinance #98-02-08

5. **Regulations for Uses and Standards**- As set forth by Ordinance #97-11-15 and applicable sections of this Zoning Ordinance for other requirements.

PD-81 (03-06-41) Patio Home

1. **Location** – East of Legacy Drive at Country Club Drive
2. **Acreage** – 39.548
3. **PD District** – Patio Home
4. **General** – Amended Ordinances #00-11-01 and #97-08-16.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-06-41, Ordinance #97-08-16, and applicable sections of this Zoning Ordinance for other requirements.

PD-82 (98-03-02) Commercial-1

1. **Location** – West of Preston Road, North of State Highway 121
2. **Acreage** - 3.2 acres
3. **PD District** – Commercial-1
4. **General** - Amended Ordinances #93-07-11 and #530
5. **Regulations for Uses and Standards** - As set forth by Ordinance #98-03-02 and applicable sections of this Zoning Ordinance for other requirements.

PD-83 (98-03-05) Commercial-1

1. **Location** – Wade Blvd. At Ohio Drive
2. **Acreage** - 5.49 acres
3. **PD District** – Commercial-1
4. **General** – Amended Ordinances #93-07-11 and #86-01-04 (A)
5. **Regulations for Uses and Standards** – As set forth by Ordinance #98-03-05 and applicable sections of this Zoning Ordinance for other requirements.

PD-84 (91-03-02) Single Family

1. **Location** – California Drive at Sunset Drive
2. **Acreage** - 7.4 acres
3. **PD District** - Single Family
4. **General** – Amended Ordinance #84-02-03
5. **Regulations for Uses and Standards** – As set forth by Ordinance #91-03-02 and applicable sections of this Zoning Ordinance for other requirements.

PD-86 (87-07-01) Mixed Use

1. **Location** – South of F.M. 720, West of Coit Road
2. **Acreage** - 16 acres
3. **PD Districts** – Patio Home (Tract A), Multi Family (Tract B)
4. **Regulations for Uses and Standards** – As set forth by Ordinance #87-07-01 and applicable sections of this Zoning Ordinance for other requirements.

PD-87 (98-07-14) Mixed Use

1. **Location** – Southwest of Legacy, West of the Burlington Northern Railroad
2. **Acreage** - 122.83 acres
3. **PD Districts** – Single Family-5 (Tract 1), Single Family-4 (Tract 2), Patio Home (Tract 3), Single Family-5 (Tract 4), and Patio Home (Tract 5)

4. **General** – Amended Ordinances #93-07-11 and #85-01-02. Amended by Ordinances #98-02-08, #99-08-05, and #03-07-56.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #98-07-14 and applicable sections of this Zoning Ordinance for other requirements.

PD-88 (07-09-39 repealed 98-06-19) Retail/Office-1

1. **Location** – North of Eldorado Parkway, East of Coit Road
2. **Acreage** - 23.5 acres
3. **PD District** – Retail and Office-1
4. **General** – Amended Ordinances #93-07-11 and #97-08-06
5. **Regulations for Uses and Standards** – This tract may be developed under the regulations of the Retail district as it currently exists or may be amended, subject to the following conditions as stated in Ordinance #98-06-19.

PD-89 (98-07-19) Commercial-1

1. **Location** – North of Hutson Drive, East of Preston Road
2. **Acreage** – 16.26 acres
3. **PD District** – Commercial-1
4. **General** – Amended Ordinances #93-07-11 and #82-05-04
5. **Regulations for Uses and Standards** – This tract may be developed under the regulations of the Commercial-1 district as it currently exists or may be amended, subject to the following conditions as stated in Ordinance #98-07-19.

PD-90 (98-09-10) Single Family-4 ** REPEALED – SEE PD-193 **

1. **Location** – Between Parkwood and Legendary, South of Lebanon Road.
2. **Acreage** – 61.97 acres
3. **PD District** – Single Family-4
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – This tract shall be subject to the development regulations of the Single Family-4 Residential Zoning district and amended, subject to the additional requirements as stated in Ordinance #98-09-10.

PD-91 (98-09-04) Single Family-5

1. **Location** – South of F.M 720, West of F.M.423
2. **Acreage** – 58.32 acres
3. **PD District** – Single Family-5
4. **General** – Amended Ordinances #93-07-11, #98-02-06, and #98-04-05. Amended by Ordinance #99-05-12
5. **Regulations for Uses and Standards** – As set forth by Ordinance #98-09-04 and applicable sections of this Zoning Ordinance for other requirements.

PD-92 (97-04-23) Mixed Use

1. **Location** – South of Eldorado Parkway, East of F.M. 423
2. **Acreage** - 804 acres
3. **PD Districts** – Single Family-4 (Tract 1), Retail (Tract 2), Commercial (Tract 3), Single Family-5 (Tract 4), Single Family –4 (Tract 5), Patio Home (Tract 6), Single Family-4 (Tract 7), Single Family-5 (Tract 8), Patio Home (Tract 9)
4. **General**- Amended Ordinance #93-07-11. Amended by Ordinance # 98-10-16

5. **Regulations for Uses and Standards** – As set forth by Ordinance #97-04-23 and applicable sections of this Zoning Ordinance for other requirements.

PD-93 (99-03-01) Single Family-5

1. **Location** – North of Lebanon Road, East of Coit Road
2. **Acreage** -16.35 acres
3. **PD District** – Single Family-5
4. **General**- Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-01 and applicable sections of this Zoning Ordinance for other requirements.

PD-94 (98-10-06) Patio Home

1. **Location** – West of Coit Road, South of F.M. 720 (Main Street)
2. **Acreage** – 10.025 acres
3. **PD District**- Patio Home
4. **General** –Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – As set forth by Ordinance #98-10-06 and applicable sections of this zoning Ordinance for other requirements.

PD-95 (99-04-05) Industrial

1. **Location** – East of the Burlington Northern Railroad, South of Ash Street
2. **Acreage** – 2.88 acres
3. **PD District** – Industrial
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards**- As set forth by Ordinance #99-04-05 and applicable sections of this Zoning Ordinance for other requirements.

PD-96 (99-07-03) Mixed Use

1. **Location** – West of the Burlington Northern Railroad, East of Legacy Drive
2. **Acreage** – 104.89
3. **PD Districts** – Single Family-5 (Tract 1) and Patio Home (Tract 2)
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards**- As set forth by Ordinance #99-07-03 and applicable sections of this Zoning Ordinance for other requirements.

PD-97 (99-08-04) Commercial

1. **Location** - Northeast corner of C.R. 712 and North County Road
2. **Acreage** – 44.607
3. **PD District** – Commercial
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards**- As set forth by Ordinance #99-08-04 and applicable sections of this Zoning Ordinance for other requirements.

PD-98 (99-09-09) Office

1. **Location** – West of the Dallas North Tollway, North of State Highway 121
2. **Acreage** – 10.48 acres
3. **PD District** – Office
4. **General** – Amended Ordinances #93-07-11 and 86-05-04

5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-09-09 and applicable sections of this Zoning Ordinance for other requirements.

PD-99 (99-06-23) Patio Home

1. **Location** – West of Teal Road, South of F.M. 720 (Main Street)
2. **Acreage** – 11.69 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-06-23 and applicable sections of this Zoning Ordinance for other requirements.

PD-100 (99-03-13) Single Family

1. **Location** – North of Lebanon Road, East of the Burlington Northern Railroad.
2. **Acreage** – 68.16 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #93-07-11. Repealing Ordinances #85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-101 (99-03-13) Commercial-1

1. **Location** – North of Lebanon Road, East of Legacy Drive
2. **Acreage** - 14.55 Acres
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-102 (99-03-13) Single Family

1. **Location** – East of the Burlington Northern Railroad, North of Stonebrook Parkway
2. **Acreage** - 37.36 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-103 (06-05-46 repealed, 07-10-53) Single Family

1. **Location** – North of Stonebrook Parkway, South of the Dallas North Tollway
2. **Acreage** - 37.08 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #99-03-13. Repealed Ordinance #05-01-02.
5. **Regulations for Uses and Standards** – As set forth by Ordinances #06-05-46, #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-104 (99-03-13) Commercial

1. **Location** – 600± feet North of Stonebrook Parkway, 350± feet west of the Dallas North Tollway
2. **Acreage** – 13.38
3. **PD District** – Commercial
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-105 (99-03-13) Single Family

1. **Location** – North of Lebanon Road between Parkwood and the Dallas North Tollway
2. **Acreage** – 67.98 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-106 (99-03-13) Single Family

1. **Location** – Between Lebanon Road and Stonebrook Parkway, East of the Burlington Northern Railroad
2. **Acreage** – 549.75 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-107 (04-05-31) REPEALED

PD-108 (03-09-76) Office

1. **Location** – Northeast corner of Stonebrook Parkway and Parkwood Boulevard
2. **Acreage** – 17.012 acres
3. **PD District**- Office-1
4. **General** - Amended Ordinances #00-11-01 and #99-03-13. Ordinance #99-03-13 repealed Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-09-76 and applicable sections of this Zoning Ordinance for other requirements.

PD-109 (99-03-13) Multi-Family

1. **Location** – South of Stonebrook Parkway, West of the Dallas North Tollway
2. **Acreage** – 38.75 acres
3. **PD District**- Multi-Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-110 (99-03-13) Multi-Family

1. **Location** – Between Lebanon Road and the Dallas North Tollway
2. **Acreage** – 30.06 acres
3. **PD District**- Multi-Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-111 (99-03-13) Multi-Family

1. **Location** – Between Lebanon Road and the Dallas North Tollway
2. **Acreage** – 17.71 acres
3. **PD District**- Multi-Family
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-112 (99-03-13) Commercial-1

1. **Location** – Between Stonebrook Parkway and the Dallas North Tollway
2. **Acreage** – 40.12
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-113 (99-03-13) Commercial-1

1. **Location** – Between Parkwood Blvd. and the Dallas North Tollway, North of Stonebrook Parkway
2. **Acreage** – 27.70 acres
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-114 (99-03-13) Commercial-1

1. **Location** - Southeast corner of the Dallas North Tollway and Stonebrook Parkway
2. **Acreage**- 3.62
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-115 (99-03-13) Commercial-1

1. **Location** – Southwest corner of Stonebrook Parkway and the Dallas North Tollway
2. **Acreage** – 9.88 acres
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-116 (99-03-13) Commercial-1

1. **Location** – Northwest corner of the Dallas North Tollway and Lebanon Road
2. **Acreage** – 15.74 acres
3. **PD District** – Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-117 (99-03-13) Commercial-1

1. **Location** – Southwest corner of the Dallas North Tollway and Lebanon Road
2. **Acreage** – 14.07 acres
3. **PD District** - Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-118 (99-03-13) Commercial-1

1. **Location** – South of Lebanon Road, West of the Dallas North Tollway
2. **Acreage** – 2.90 acres
3. **PD District** - Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-119 (99-03-13) Industrial

1. **Location** – Northwest corner of the Burlington Northern Railroad and the Dallas North Tollway
2. **Acreage** – 30.33 acres
3. **PD District** – Industrial
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-120 (99-03-13) Commercial-1

1. **Location** – South of Lebanon Road, West of the Dallas North Tollway

2. **Acreage** – 4.78
3. **PD District** - Commercial-1
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-121 (99-03-13) Office

1. **Location** – East of the Dallas North Tollway at Parkwood Blvd.
2. **Acreage** – 31.0
3. **PD District** – Office
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-122 (99-03-13) Office

1. **Location** – Parkwood Blvd. at Eagan way
2. **Acreage** – 10.8 acres
3. **PD District** – Office
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-123 (99-03-13) Office

1. **Location** – East of the Dallas North Tollway, West of Parkwood Blvd.
2. **Acreage** – 23.74
3. **PD District** – Office
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-124 (99-03-13) Office

1. **Location** – North of Stonebrook Parkway, between the Dallas North Tollway and Parkwood Blvd.
2. **Acreage** – 18.54 acres
3. **PD District** – Office
4. **General** - Amended Ordinance #93-07-11. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinance #99-03-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-125 (02-06-74) Single Family and Commercial-1

1. **Location** – Both sides of the Dallas North Tollway, East of the Burlington Northern Santa Fe Railroad
2. **Acreage** – 38.87 acres
3. **PD District** – Single Family and Commercial-1

4. **General** - Amended Ordinances #93-07-11 and #99-03-13. Repealing Ordinances # 85-11-05, #96-03-10, #98-03-04, and #98-08-16
5. **Regulations for Uses and Standards** – As set forth by Ordinances #99-03-13 and #02-06-74, and applicable sections of this Zoning Ordinance for other requirements.

PD-126 (99-03-28) Patio Home

1. **Location** – South of Canoe Road, West of Coit Road
2. **Acreage** - 44.36 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinances #93-07-11 and #98-07-02
5. **Regulations for Uses and Standards** - As set forth by Ordinance #99-03-28 and applicable sections of this Zoning Ordinance for other requirements.

PD-128 (04-07-51) Mixed Use

1. **Location** – West of the Dallas North Tollway, between Lebanon Road and Stonebrook Parkway
2. **Acreage** – 48.60 acres
3. **PD Districts** – Commercial, Multi-family and Townhome
4. **General** – Amended Ordinances #93-07-11, #00-11-01, and #03-08-64. Repealing Ordinance #99-11-05.
5. **Regulations for Uses and Standards** - As set forth by Ordinance #04-07-51 and applicable sections of this Zoning Ordinance for other requirements.

PD-129 (99-12-06) Highway

1. **Location** – North of S.H. 121, South of C.R. 112
2. **Acreage** – 4.79 acres
3. **PD District**- Highway
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #99-12-06 and applicable sections of this Zoning Ordinance for other requirements.

PD-130 (99-12-09) Office-2

1. **Location** – Northeast corner of Teel Parkway and Eldorado Parkway
2. **Acreage** - 14.480 acres
3. **PD District** – Office-2
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #99-12-09 and applicable sections of this Zoning Ordinance for other requirements.

PD-131 (04-02-11) Single Family-4

1. **Location** - North of Eldorado Parkway, West of Teel Road
2. **Acreage** – 70.036 acres
3. **PD District** – Single Family-4
4. **General** – Amended Ordinance #00-11-01 and repealed Ordinance #00-01-16
5. **Regulations for Uses and Standards** - As set forth by Ordinance #04-02-11 and applicable sections of this Zoning Ordinance for other requirements.

PD-132 (99-11-18) Highway

1. **Location** – West of Custer Road, between S.H. 121 and C.R. 112
2. **Acreage** – 5.90 acres
3. **PD District** – Highway
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #99-11-18 and applicable sections of this Zoning Ordinance for other requirements.

PD-133 (00-02-17) Highway

1. **Location** – West of Custer Road, North of S.H.121
2. **Acreage** - 5.635 acres
3. **PD District** - Highway
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-02-17 and applicable sections of this Zoning Ordinance for other requirements.

PD-134 (00-03-10) Office-1

1. **Location** – F.M. 720 (Main Street) at Newman Road
2. **Acreage** – 8.5183 acres
3. **PD District** – Office-1
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-10 and applicable sections of this Zoning Ordinance for other requirements.

PD-135 (00-03-11) Office-1

1. **Location** - F.M. 720 (Main Street) at Newman Road
2. **Acreage** – 12.3306 acres
3. **PD District** – Office-1
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-10 and applicable sections of this Zoning Ordinance for other requirements.

PD-136 (98-09-12) Mixed Use

1. **Location** – East of Legacy Drive, South of Warren Parkway
2. **Acreage** – 107.61 acres
3. **PD District** – Single Family-1(Tract A), Single Family-3 (Tract B), Single Family –4(Tract C), Patio Home (Tract D), Patio Home (Tract E)
4. **General** – Amended Ordinances #93-07-11 and #88-10-04. Amended by Ordinances #99-11-07 and 00-02-18
5. **Regulations for Uses and Standards** - As set forth by Ordinance #98-09-12 and applicable sections of this Zoning Ordinance for other requirements.

PD-137 (01-03-21) Single Family

1. **Location** – North side of Main Street, West of Legacy Drive
2. **Acreage** – 147.23 acres
3. **PD District** – Single Family-4 and Single Family-5
4. **General** - Amended Ordinance Nos. 00-11-01, 85-07-03, and 99-09-29
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-03-21 and applicable sections of this Zoning Ordinance for other requirements.

PD-139 (00-06-19) Office/Commercial/Townhome

1. **Location** – Northwest corner Legacy Drive and Town & Country Blvd.
2. **Acreage** – 3.0± acres
3. **PD District** – Office-2/Commercial-1/Townhome
4. **General** - Amended Ordinance Nos. 93-07-11, 95-10-21, 96-02-08. This 3 acres was a portion of PD-62.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #00-06-19 and applicable sections of this Zoning Ordinance for other requirements.

PD-140 (00-03-22) Single Family

1. **Location** – Between Rolater Road and Lebanon Road, East of Coit Road
2. **Acreage** – 89.49 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-141 (00-03-22) Patio Home

1. **Location** – Between Coit Road and Independence Parkway, North of Lebanon Road
2. **Acreage** – 62.70 acres
3. **PD District** – Patio Home
4. **General** - Amended by Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-142 (00-03-22) Single Family

1. **Location** - East of Coit Road, West of Independence Parkway
2. **Acreage** – 45.45 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-143 (00-03-22) Patio Home

1. **Location** – Between Rolater Road and Lebanon Road, West of Independence Parkway
2. **Acreage** – 48.43 acres
3. **PD District** – Patio Home
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-144 (00-03-22) Single Family

1. **Location** – Between Coit Road and Independence Parkway, North of Lebanon Road
2. **Acreage** – 233.13 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11

5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-145 (00-03-22) Town Home

1. **Location** - Southwest of Rolater Road and Coit Road
2. **Acreage** – 27.02 acres
3. **PD District** – Town Home
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-146 (00-03-22) Single Family

1. **Location** – Southwest of Rolater Road and Independence Parkway
2. **Acreage** – 54.94 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-147 (00-03-22) Mixed Use

1. **Location** – Southwest corner of Rolater Road and Coit Road
2. **Acreage** – 38.68 acres
3. **PD Districts** – Retail/Multi-Family
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-148 (00-03-22) Town Home

1. **Location** – Northeast of Coit Road and future Rolater Road
2. **Acreage** – 15.99 acres
3. **PD District** – Town Home
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-149 (00-03-22) Single Family

1. **Location** - Northeast of Coit Road and future Rolater Road
2. **Acreage** – 42.11
3. **PD District** – Single Family
4. **General** - Amended by Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-150 (00-03-22) Single Family

1. **Location** – Northwest of future Rolater Road and Independence Parkway
2. **Acreage** – 112.3
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-151 (00-03-22) Single Family

1. **Location** - Northwest of future Rolater Road and Independence Parkway
2. **Acreage** – 67.96 acres
3. **PD District** – Single Family
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-152 (00-03-22) Town Home

1. **Location** – Southeast of F.M. 720 (Main Street) and Independence Parkway
2. **Acreage** – 29.99 acres
3. **PD District** – Town Home
4. **General** - Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-03-22 and applicable sections of this Zoning Ordinance for other requirements.

PD-153 (05-08-57, 07-05-23) Mixed Uses

1. **Location** – Southeast corner of the Dallas North Tollway and F.M. 720 (Main Street)
2. **Acreage** – 146.086 acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinances #83-06-04 and #96-06-13. Repealed 00-07-16 and 03-03-12.
5. **Regulations for Uses and Standards** - As set forth by Ordinance #05-08-57 and applicable sections of this Zoning Ordinance for other requirements.

PD-154 (00-08-24) Single Family and Office

1. **Location** – East of Independence Parkway, North of C.R. 112
2. **Acreage** – 163.871 acres
3. **PD District** – Single Family-4, Single Family-5, Office-1
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-05-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-155 (00-09-33, 08-04-36 (repealed) 08-05-49) Single Family

1. **Location** – At the corner Teel Parkway and Eldorado Parkway*
2. **Acreage** – 72.76 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #93-07-11. Amended by 08-04-36 – repealed Ordinance #00-12-06
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-09-33 and applicable sections of this Zoning Ordinance for other requirements

PD-156 (00-09-34) Retail

1. **Location** – Between the Dallas North Tollway and Frisco Street
2. **Acreage** – 59.283 acres
3. **PD District** – Retail

4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-09-34 and applicable sections of this Zoning Ordinance for other requirements

PD-157 (00-10-17) Single Family/Retail

1. **Location** – North of Eldorado, East of F.M. 423 (Grayhawk Subdivision)
2. **Acreage** – 611.64 acres
3. **PD District** – Single Family, Retail
4. **General** – Amended Ordinance #93-07-11 as it exists or is currently amended, as well as Ordinance Nos. 98-09-02, 98-09-03, and 99-12-08. Amended by Ordinance Nos. 03-11-99 and 06-04-42.
5. **Regulations for Uses and Standards** - As set forth by Ordinance #00-10-17 and applicable sections of this Zoning Ordinance for other requirements.

PD-158 (01-03-22) Single Family and Office

1. **Location** – East of the Dallas North Tollway, South of future Panther Creek Parkway
2. **Acreage** – 236.48
3. **PD Districts** – Single Family (Tract 1) and Office (Tract 2)
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** - As set forth by Ordinance #01-03-22 and applicable sections of this Zoning Ordinance for other requirements

PD-159 (01-05-41) Retail

1. **Location** – Northeast corner of F.M. 423 and Future Panther Creek Parkway
2. **Acreage** - 18.56 acres
3. **PD District** – Retail
4. **General** - Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** - As set forth by Ordinance #01-05-41 and applicable sections of this Zoning Ordinance for other requirements.

PD-160 (01-08-55) Single Family

1. **Location** - Custer Road at Stone Bridge Drive
2. **Acreage** – 29.005 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-08-55 and applicable sections of this Zoning Ordinance for other requirements.

PD-161 (01-08-54) Single Family

1. **Location** – Custer Road at Stone Bridge Drive
2. **Acreage** – 46.1784 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-08-54 and applicable sections of this Zoning Ordinance for other requirements.

PD-162 (01-11-83) Mixed

1. **Location** – Overhill Drive and Yorkshire Drive (Griffin Parc, Phase 4)
2. **Acreage** – 27.931 acres
3. **PD District** – Town Home/Neighborhood Services/Single Family
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-11-83 and applicable sections of this Zoning Ordinance for other requirements.

PD-163 (06-01-04) Mixed

1. **Location** – Northwest corner of Rolater Drive and Coit Road
2. **Acreage** – 35.52 acres
3. **PD District** – Neighborhood Services/Patio Home/Single Family
4. **General** – Amended Ordinances #00-11-01 and #01-11-87.
5. **Regulations for Uses and Standards** – As set forth by Ordinances #01-11-87, #06-01-04, and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** - Tract is also known as “Standerfer Tract”.

PD-164 (02-01-15) Patio Home

1. **Location** – North side of Rolater, East of Preston Road
2. **Acreage** – 63.931 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #02-01-15 and applicable sections of this Zoning Ordinance for other requirements.

PD-165 (00-08-24, 08-07-62) Commercial

1. **Location** – Southeast corner of Frisco Street and Information Avenue (C.R. 712)
2. **Acreage** – 61.69 acres
3. **PD District** – Commercial
4. **General** – Amended Ordinance #93-07-11
5. **Regulations for Uses and Standards** – As set forth by Ordinance #00-08-24 and applicable sections of Zoning Ordinance #93-07-11 as it exists or may be amended for other requirements.

PD-166 (04-11-76) Mixed

1. **Location** – Tollway and Eldorado
2. **Acreage** – 208.78 acres
3. **PD District** – Retail, Office, Patio Home, Multifamily, Single Family
4. **General** – Amended Ordinances #00-11-01 and #02-05-54. Ord. #04-11-77 designates straight zoning (C-1) for former Tract 6 of PD.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #04-11-76 and applicable sections of this Zoning Ordinance for other requirements.

PD-167 (01-01-07) Mixed

1. **Location** – Proposed Stonebrook and Proposed Legacy
2. **Acreage** – 440.95 acres
3. **PD District** – IT, Retail, Single Family, Patio Home

4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #01-01-07 and applicable sections of this Zoning Ordinance for other requirements.

PD-168 (02-08-83) Retail (REPEALED BY ORD#05-05-34, see PD-185)

1. **Location** – Southwest and Northwest corners of F.M. 423 and Hackberry.
2. **Acreage** – 66.2065 acres
3. **PD District** – Retail
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #02-08-83 and applicable sections of this Zoning Ordinance for other requirements.

PD-169 (02-09-102 rpld, 08-10-97) Special Mixed Use

1. **Location** – Southeast corner of Tollway and Gaylord, to Parkwood
2. **Acreage** – 74.71 acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinance Nos. 00-11-01, 88-03-05, and 89-03-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #02-09-102 and applicable sections of this Zoning Ordinance for other requirements.

PD-170 (02-12-142) Single Family

1. **Location** – Griffin Parc Subdivision
2. **Acreage** – 3.452 + 9.328 acres
3. **PD District** – Single Family
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #02-12-142 and applicable sections of this Zoning Ordinance for other requirements.

PD-171 (02-12-143) Retail

1. **Location** – Southeast corner of Legacy and Eldorado
2. **Acreage** – 81.2763 acres
3. **PD District** – Retail
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #02-12-143 and applicable sections of this Zoning Ordinance for other requirements.

PD-172 (05-02-17) Office-1/Retail

1. **Location** – North side of Main Street, 1,335± feet east of F.M. 423
2. **Acreage** – 6.3706 acres
3. **PD District** – Office-1/Retail
4. **General** – Amended Ordinances #00-11-01 and 03-02-08
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-02-17 and applicable sections of this Zoning Ordinance for other requirements.

PD-173 (05-06-48) Retail/Office/Multifamily/Townhome

1. **Location** – Southwest corner of the Dallas North Tollway and Main Street
2. **Acreage** – 116.651 acres
3. **PD District** – Retail/Office-2/Multifamily-1/Townhome

4. **General** – Amended by Ordinance #03-09-73, amended Ordinance #00-11-01, repealed Ordinance #03-03-16 and #03-06-43. Further amended by Ordinance #06-04-43.
5. **Regulations for Uses and Standards** – As set forth by Ordinances #03-09-73, #05-06-48, #06-04-43 and applicable sections of this Zoning Ordinance for other requirements.

PD-174 (03-04-23) Patio Home

1. **Location** – North side of Fisher Road, 420± feet west of Preston Road.
2. **Acreage** – 20.8225 acres
3. **PD District** – Patio Home
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-04-23 and applicable sections of this Zoning Ordinance for other requirements.

PD-175 (03-04-26) Single Family

1. **Location** – Southeast corner of Panther Creek Parkway and Teel Parkway
2. **Acreage** – 184.957 acres
3. **PD District** – Single Family-1/ Single Family-2/ Single Family-3/ Single Family-4/ Single Family-5/Patio Home/Townhome
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-04-26 and applicable sections of this Zoning Ordinance for other requirements.

PD-176 (03-06-42) Single Family

1. **Location** – West of Custer Road, 2,150± south of Eldorado Parkway
2. **Acreage** – 21.50 acres
3. **PD District** – Single Family-1
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-06-42 and applicable sections of this Zoning Ordinance for other requirements.

PD-177 (03-11-98) Single Family

1. **Location** – 710+ feet south of Eldorado Parkway and 2,300± feet west of Custer Road
2. **Acreage** – 4.30 acres
3. **PD District** – Single Family-3
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-11-98 and applicable sections of this Zoning Ordinance for other requirements.

PD-178 (03-12-100 repealed; 08-04-38) Mixed Use

1. **Location** – Northwest corner of S.H. 121 and Legacy Drive
2. **Acreage** – 32.68 acres
3. **PD District** – Office-2
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #03-12-100 and applicable sections of this Zoning Ordinance for other requirements.

PD-179 (05-12-100) Single Family

1. **Location** – Southwest corner of Teel Parkway and High Shoals Drive
2. **Acreage** – 41.195 acres
3. **PD District** – Single Family-4
4. **General** – Amended Ordinance #00-11-01, Repeals Ordinance 04-04-27.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-12-100 and applicable sections of this Zoning Ordinance for other requirements.

PD-180 (06-01-02) Mixed

1. **Location** – Northeast corner of Teel Parkway and Stonebrook Parkway
2. **Acreage** – 211.2 acres
3. **PD District** – Information & Technology/Single Family-3/Single Family-4/Single Family-5/Patio Home
4. **General** – Amended Ordinance #00-11-01. Repealed Ordinance #04-05-39.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-01-02 and applicable sections of this Zoning Ordinance for other requirements.

PD-181 (04-05-40) Commercial-1/Office-2

1. **Location** – West side of the Dallas Parkway, 2,200± feet north of Main Street
2. **Acreage** – 116.57 acres
3. **PD District** – Commercial-1/Office-2
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #04-05-40 and applicable sections of this Zoning Ordinance for other requirements.

PD-182 (05-01-09) Single Family-4

1. **Location** – 500± feet west of future Teel Parkway and 1,330± feet north of future Stonebrook Parkway
2. **Acreage** 16.1± acres
3. **PD District** – Single Family-4
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-01-09 and applicable sections of this Zoning Ordinance for other requirements.

PD-183 (05-01-11) Office-1/Retail

1. **Location** – Southeast corner of future Teel Parkway and Stonebrook Parkway
2. **Acreage** – 30.0± acres
3. **PD District** – Office-1/Retail
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-01-11 and applicable sections of this Zoning Ordinance for other requirements.

PD-184 (05-01-13) Industrial

1. **Location** – East side of Preston Road (S.H. 289), 2,300±feet north of Eldorado Parkway.
2. **Acreage** – 17.4± acres
3. **PD District** – Industrial
4. **General** – Amended Ordinance #00-11-01

5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-01-13 and applicable sections of this Zoning Ordinance for other requirements.

PD-185 (07-09-38 (repealed 05-05-34) Single Family/Patio Home/Duplex

1. **Location** – West side of FM 423, between King Road on the north, and Lake Lewisville on the south.
2. **Acreage** – 1,194.3± acres
3. **PD District** – Single Family-5/Patio Home/Duplex (2F).
4. **General** – Amended Ordinance #00-11-01, Repealed Ordinance #02-08-83 (PD-168)
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-05-34 and applicable sections of this Zoning Ordinance for other requirements.

PD-186 (05-06-44) Commercial/Office

1. **Location** – West side of the Dallas North Tollway, 1,500± feet north of Main Street.
2. **Acreage** – 57.4± acres
3. **PD District** – Commercial-1/Office-2
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-06-44 and applicable sections of this Zoning Ordinance for other requirements.

PD-187 (06-04-33 rpld, 07-07-30 rpld, 08-07-64) Single Family

1. **Location** – East side of Independence Parkway and the south side of Eldorado Parkway.
2. **Acreage** – 275.3± acres
3. **PD District** – Single Family-2/Single Family-3/Single Family-4.
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-04-33 and applicable sections of this Zoning Ordinance for other requirements.

PD-188 (06-10-101) Office-2 (Frisco Soccer & Entertainment Complex)

1. **Location** – North side of Main Street, 230± feet east of World Cup Way.
2. **Acreage** – 159.1± acres
3. **PD District** – Office-2
4. **General** – Amended Ordinance #00-11-01 and repeals 05-08-55
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-10-101 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – Sign Package is by Ordinance **05-08-60**.

PD-189 (05-09-75) Multifamily

1. **Location** – 600± feet south of Lebanon Road and 200± feet west of Truman Drive.
2. **Acreage** – 38.4± acres
3. **PD District** – Multifamily-1
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-09-75 and applicable sections of this Zoning Ordinance for other requirements.

PD-190 (06-09-91) Single Family-3

1. **Location** – East side of Cotton Gin Road and 4,200± feet south of Main Street.
2. **Acreage** – 111.5± acres
3. **PD District** – Single Family-3
4. **General** – Amended Ordinance #00-11-01, #00-06-16, #04-05-39 and #05-10-86.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-09-91 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – PD-40 repealed by Ordinance **05-10-87**.

PD-191 (05-10-89) Office

1. **Location** – Southwest corner of Spring Creek Parkway and Town & Country Boulevard.
2. **Acreage** – 9.8± acres
3. **PD District** – Office-2
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-10-89 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – This ordinance is a permit for temporary usage and storage of materials, not the operation of a batch plant itself. AKA Mario Sinacola property.

PD-192 (05-11-91) Mixed

1. **Location** – Northwest corner of Legacy Drive and Eldorado Parkway.
2. **Acreage** – 390.3± acres
3. **PD District** – Urban Center (Mixed Use)/Townhome/Single Family-3/Single Family-4/Single Family-5/Patio Home/School-Park with allowance for Private Streets.
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-11-91 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – Known as Newman Village.

PD-193 (05-12-96) Office

1. **Location** – Southeast Corner of Lebanon Road and Parkwood Boulevard.
2. **Acreage** – 84.7± acres
3. **PD District** – Office-1.
4. **General** – Amended Ordinance #00-11-01, Repeals Ordinance #98-09-10 (PD-90).
5. **Regulations for Uses and Standards** – As set forth by Ordinance #05-12-96 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – Known as Stonebriar Community Church.

PD-194 (06-03-26) Single Family

1. **Location** – West side of Independence, 2,800± feet south of Eldorado Parkway.
2. **Acreage** – 89.4± acres
3. **PD District** – Single Family-4/Single Family-5.
4. **General** – Amended Ordinance #00-11-01.

5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-03-26 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – Known as Frisco Independence Property.

PD-195 (06-06-56) Residential/Retail

1. **Location** – Northwest corner of Panther Creek Parkway and Coit Road.
2. **Acreage** – 163.5± acres
3. **PD Districts** – Single Family-2/Single Family-4/Single Family-5/Patio Home/Townhome/Retail.
4. **General** – Amended Ordinances #00-11-01 and #366.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-06-56 and applicable sections of this Zoning Ordinance for other requirements.

PD-196 (06-07-82 repealed, 09-04-17) Mixed Use

1. **Location** – Southwest corner of Warren Parkway and Parkwood Boulevard.
2. **Acreage** – 36.2± acres
3. **PD Districts** – Mixed Use
4. **General** – Amended PD-25 (Ordinances #88-03-05, 89-03-01)
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-07-82 and applicable sections of this Zoning Ordinance for other requirements.

PD-197 (06-04-32) Original Town Commercial

1. **Location** – Along Main Street, lying between Carroll Circle and Dogwood Street on the west, and Meadow Lane on the east.
2. **Acreage** – 11.2± acres
3. **PD District** – Original Town Commercial.
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-04-32 and applicable sections of this Zoning Ordinance for other requirements.
6. **Additional Information** – Also known as Main Street Rezoning.

PD-198 (06-02-12) Multifamily-2/Townhome

1. **Location** – West of Preston Road, on the north side of C.R. 25 (future Rock Hill Road).
2. **Acreage** – 88.2± acres
3. **PD District** – Multifamily-2/Townhome.
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-02-12 and applicable sections of this Zoning Ordinance for other requirements.

PD-199 (06-08-88) Retail/Office-1/Office-2/Townhome/Patio Home/Single Family-5

1. **Location** – South side of Main Street, east side of Teel Parkway, does not include hard corner of Main & Teel.
2. **Acreage** – 223.9± acres
3. **PD District** – Retail, Office-1, Office-2, Townhome, Patio Home, Single Family-5.
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-08-88 and applicable sections of this Zoning Ordinance for other requirements.

PD-200 (06-06-53 & 06-07-60) Single Family-3

1. **Location** – West side of Independence Parkway, 2,800± feet north of FM 3537 (Main Street).
2. **Acreage** – 50.3± acres
3. **PD District** – Single Family-3.
4. **General** – Amended Ordinance #00-11-01. Ordinance 06-07-60 corrected a clerical error in Ord. 06-06-53.
5. **Regulations for Uses and Standards** – As set forth by Ordinances #06-06-53 and #06-07-60, and applicable sections of this Zoning Ordinance for other requirements.

PD-201 (06-08-90 (rpId), 09-02-11) Single Family-3/Single Family-4/Single Family-5

1. **Location** – West side of Custer Road, 1,500± feet north of Eldorado Parkway.
2. **Acreage** – 108.2± acres
3. **PD District** – Single Family-3/Single Family-4/Single Family-5.
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-08-90 and applicable sections of this Zoning Ordinance for other requirements.

PD-202 (06-09-95) Single Family-3/Single Family-4/Single Family-5/Patio Home/Multifamily-2

1. **Location** – East side of FM 423 from Newman Road on the north to south of Lebanon Road on the south.
2. **Acreage** – 943.5± acres
3. **PD District** – Single Family-3/Single Family-4/Single Family-5/Patio Home/Multifamily-2
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-09-95 and applicable sections of this Zoning Ordinance for other requirements.

PD-203 (06-06-54) Office-1

1. **Location** – Southwest corner of Independence Parkway and Eldorado Parkway.
2. **Acreage** – 15.9± acres
3. **PD District** – Office-1.
4. **General** – Amended Ordinances #00-11-01 and #99-03-29.
6. **Regulations for Uses and Standards** – As set forth by Ordinances #06-06-54 and #99-03-29, and applicable sections of this Zoning Ordinance for other requirements

PD-204 (06-08-89) Single Family-3/Single Family-4/Single Family-5/Patio Home/Townhome/Retail

1. **Location** – Southwest corner of Independence Parkway and Eldorado Parkway.
2. **Acreage** – 323.0± acres
3. **PD District** – Single Family-3/Single Family-4/Single Family-5/Patio Home/Townhome/Retail.
4. **General** – Amended Ordinances #00-11-01.

5. **Regulations for Uses and Standards** – As set forth by Ordinances #06-08-89 and applicable sections of this Zoning Ordinance for other requirements.

PD-205 (06-12-124) Single Family-3/Single Family-5

1. **Location** - SWC of Panther Creek Parkway and Coit Road.
2. **Acreage** – 116.6± acres
3. **PD District** – Single Family-3/Single Family-5
4. **General** – Amended Ordinance #00-11-01.
5. **Regulations for Uses and Standards** – As set forth by Ordinance #06-12-124, and applicable sections of this Zoning Ordinance for other requirements.

PD-206 (07-02-04) Single Family-3/Single Family-4/Single Family-5

1. **Location** - East side of Coit Road, 900± ft north of Panther Creek Pkwy.
2. **Acreage** – 82.78± acres
3. **PD District** – Single Family-3/Single Family-4/Single Family-5
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-02-04, and applicable sections of this Zoning Ordinance for other requirements.

PD-207 (07-06-25) Mixed Use

1. **Location** - East side of Parkwood, 500+/- feet north of Gaylord Parkway.
2. **Acreage** – 13.5± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinances #00-11-01 and #88-03-05
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-06-25, and applicable section of the Zoning Ordinance for other requirements.

PD-208 (07-08-34) Mixed Use

1. **Location** - NW and SW corner of (future) Virginia Parkway and Dallas North Tollway
2. **Acreage** – 202.4± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinances #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-08-34, and applicable section of the Zoning Ordinance for other requirements.

PD-209 (07-09-44) Urban Center

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 26.8± acres
3. **PD District** – Urban Center
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-210 (07-09-44) Townhome

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 19.0± acres
3. **PD District** – Townhome
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-211 (07-09-44) Single Family-3/Single Family-4/Single Family-5/Patio Home

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 294.3± acres
3. **PD District** – Single Family-3, Single Family-4, Single Family-5, and Patio Home
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-212 (07-09-44) School/Park

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 19.5± acres
3. **PD District** – School/Park
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-213 (07-09-44) Single Family-5

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 2.7± acres
3. **PD District** – Single Family-5
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-214 (07-09-44) Urban Center

1. **Location** - NWC of Eldorado Parkway and Legacy Drive
2. **Acreage** – 27.9± acres
3. **PD District** – Urban Center
4. **General** – Amended Ordinances #00-11-01, Repeal Ordinance #05-11-91
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-09-44, and applicable section of the Zoning Ordinance for other requirements.

PD-215 (07-08-36, 08-07-61) Retail/Office-2/Multi-Family-1

1. **Location** - NWC of Main Street and Dallas North Tollway
2. **Acreage** – 100.5± acres
3. **PD District** – Retail/Office-2/Multi-Family-1
4. **General** – Amended Ordinances #00-11-01 & 05-06-44
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-08-36, and applicable sections of the Zoning Ordinance for other requirements

PD-216 (07-08-34) Mixed Use

1. **Location** – NW and SW corner of (future) Virginia Parkway and Dallas North Tollway
2. **Acreage** – 193.0± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #07-08-34, and applicable sections of the Zoning Ordinance for other requirements.

PD-217 (08-03-29) Mixed Use

1. **Location** – North and south side of Main Street, west of BNSF RRNW and SW corner of (future) Virginia Parkway and Dallas North Tollway
2. **Acreage** – 14.8± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #08-03-29, and applicable sections of the Zoning Ordinance for other requirements.

PD-218 (08-08-70) Mixed Use

1. **Location** – North side of Eldorado Parkway, 600± feet east of Teel Parkway
2. **Acreage** – 17.2± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #08-08-70, and applicable sections of the Zoning Ordinance for other requirements.

PD-219 (08-08-74) Mixed Use

1. **Location** – NWC of Preston Road and Main Street
2. **Acreage** – 11.2± acres
3. **PD District** – Mixed Use
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #08-08-74, and applicable sections of the Zoning Ordinance for other requirements.

PD-220 (08-09-84) Multi-Family-1

1. **Location** – West side of Preston Road, 1,200± feet west of the intersection of Preston Road and Preston Vineyards Drive
2. **Acreage** – 28.3± acres
3. **PD District** – Multi-Family-1
4. **General** – Amended Ordinance #00-11-01
5. **Regulations for Uses and Standards** – As set forth by Ordinance #08-09-84, and applicable sections of the Zoning Ordinance for other requirements.